

"The Best of Both Worlds" - Attractive 3 bed bungalow set in quiet location but within the coastal village of Llanon, between Aberaeron/Aberystwyth - West Wales.



Danecroft, Llanon, Ceredigion, West Wales. SY23 5HJ.

£285,000

Ref R/4331/RD

****Attractive 3 bed detached bungalow****Set in peaceful surroundings with spacious, mature gardens and grounds**Nicely tucked away yet within easy walking distance to village amenities, the beach and the coastal path**Ideal first time buyer opportunity or suitable for those seeking to downsize**2 Bathrooms**Garage and ample off road parking**Glass House and useful Garden Shed**

****NOT TO BE MISSED !****A great opportunity within this popular coastal village **** NO ONWARD CHAIN!****

The village offers a good level of local amenities and services including primary school, village shop and post office, public house, fish and chip shop, petrol station, good public transport connections and access to nearby beaches. The property lies some 10 minutes drive from the picturesque Georgian harbour town of Aberaeron to the south with its secondary school, leisure centre, community health centre, traditional high street offerings, renowned local cafes, bars and restaurants. Some 13 miles south of the coastal University and Administrative Centre of Aberystwyth with its regional hospital, network rail connections, retail parks, employment opportunities, famous promenade and traditional high street offerings.



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THE ACCOMMODATION

Entrance Hallway

30' 0" x 4' 0" (9.14m x 1.22m). Recessed front entrance door with stained glass inset, with access into - L shaped hallway with radiator, separate night storage electric heater, phone and broadband point.



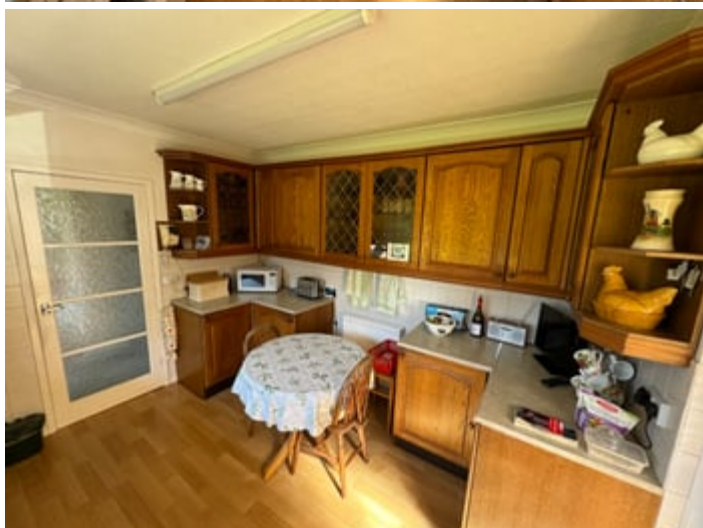
Sitting Room

20' 6" x 11' 11" (6.25m x 3.63m). A double aspect room with feature brick open fireplace currently with electric fire to front, central heating radiator with separate night storage heater. 11' wide picture window to front overlooking south facing garden and woodland beyond. Excellent natural light. Space for three piece suite and separate dining table, multiple sockets, TV point.



Kitchen/Breakfast Room

11' 4" x 9' 11" (3.45m x 3.02m) with range of oak effect base and wall units with formica working surfaces, electric hobs, double oven, appliance space for refrigerator and plumbing for automatic washing machine and dishwasher. Half tiled walls, double panel radiator, space for dining table, side exterior door, tv point.



Primary Bedroom 1

17' 2" x 9' 7" (5.23m x 2.92m) a double bedroom suite with fitted range of wardrobes over the bed and to sides, multiple sockets, radiator, tv point.





En Suite Shower Room

3' 9" x 8' 8" (1.14m x 2.64m) with enclosed shower unit with Triton electric shower, single wash hand basin, low level flush toilet, radiator.



Bedroom 2

13' 1" x 9' 8" (3.99m x 2.95m) a double bedroom, window to rear, radiator, multiple sockets.



Bedroom 3

9' 5" x 8' 0" (2.87m x 2.44m) with radiator, rear window to garden, built in wardrobes, multiple sockets, tv point.



Bathroom

6' 3" x 9' 4" (1.91m x 2.84m) a modern white suite including panelled bath, single wash hand basin, w.c., frosted rear window, wood effect vinyl flooring.



EXTERNALLY

To the Front

The property is accessed via a double gated entrance from the adjoining concrete lane that leads from the A487 road. We understand this lane is owned by the bungalow and with shared maintenance obligations with surrounding properties.

The driveway leads into a large front garden area, a notable and particular feature of the property being very spacious providing a lawned forecourt with an array of mature planting including shrubs, flower borders, ornamental trees.

Cedarwood sun house with patio area to front.



To the Side

The driveway continues to the Garage 16' x 8'7" with up and over door to front housing a Mistral oil fired central heating boiler. Concrete base, electric sockets, side window.

Footpath continues to the side of the property where there is an extended paved patio area with aluminium Glass House 8'x6' and separate 8' x 6' Cedarwood Garden Shed. This potentially provides considerable scope for extending the house or garage - subject to the necessary consents.



Rear Garden

Garden laid to lawn with mature hedge and boundary fence providing privacy running along the entire length of the rear property.

Oil storage tank. Outside water tap and lighting post.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

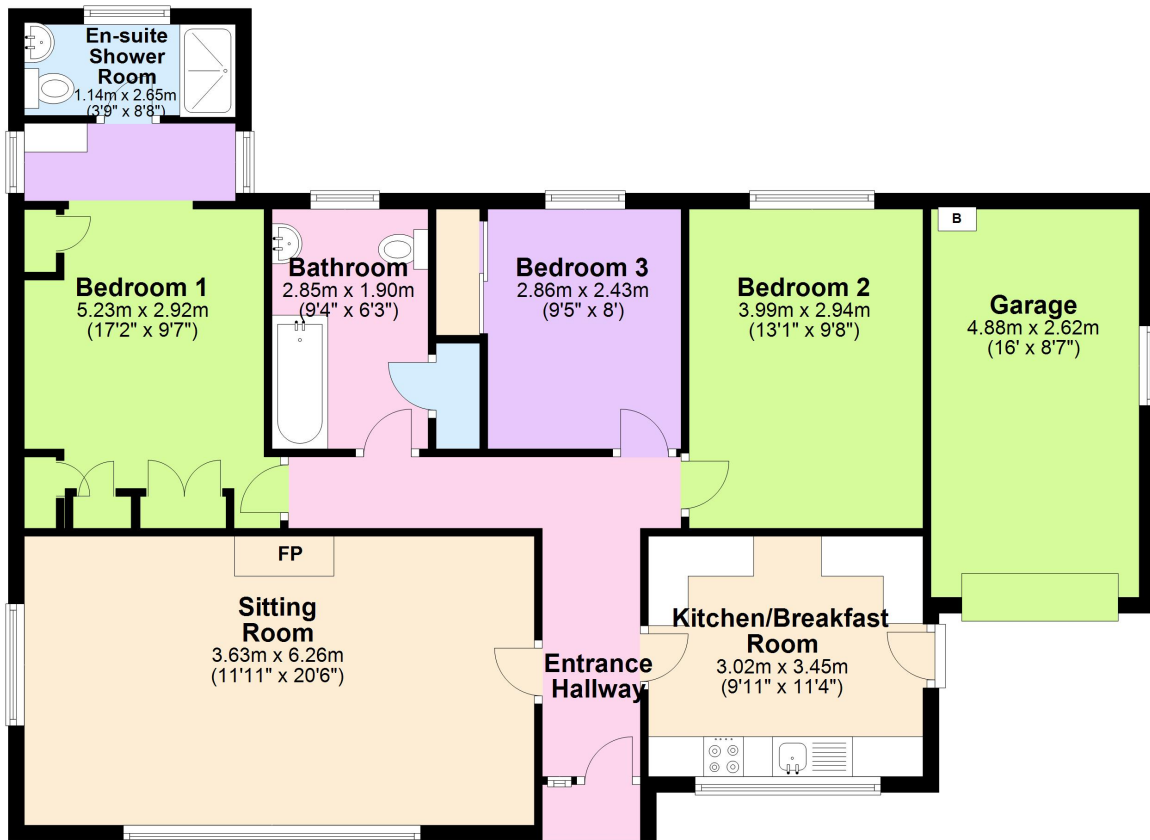
Services

We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating.

Council Tax Band - D Ceredigion County Council.

Ground Floor

Approx. 104.2 sq. metres (1121.8 sq. feet)

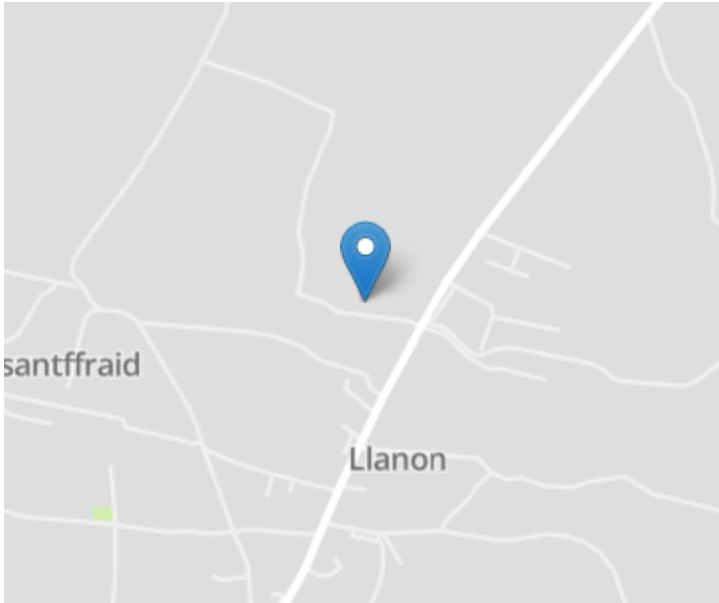


Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Danecroft, Llanon




Directions

From Aberaeron proceed north-east on the A487 coast road to the village of Llanon. Drive through the village of Llanon passing the 2nd car sale garage on your left hand side, some 200 yards just after crossing the river bridge, turn immediately left. Proceed down this lane alongside the river for some 100 yards and the property is located on the right hand side as identified by the agents 'For Sale' board. This is a quiet private no through lane which ends at the neighbouring farm.

What3Words : <https://w3w.co/surcharge.rope.dial>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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